

MEMORANDUM

August 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN F. COYLE, DIRECTOR

SUBJECT: ONE POST OFFICE SQUARE, PLANNED DEVELOPMENT
AREA NO. 11: ZONING BOARD OF APPEAL
RECOMMENDATION AND TECHNICAL CHANGE TO SECOND
AMENDMENT TO DEVELOPMENT PLAN - PEARL, MILK,
OLIVER AND FRANKLIN STREETS, BOSTON PROPER

On June 20, 1984, the Authority voted to approve the Second Amendment to the Development Plan for One Post Office Square, Planned Development Area No. 11. This Development Plan Amendment specified that for the design plans submitted and reviewed by the Authority only one zoning exception, excessive floor area ratio, was required. The Authority vote also included a recommendation to the Board of Appeal for approval of the one exception. Subsequent to Authority approval of this Plan Amendment the proponents, One Post Office Square Associates, have applied for a building permit to the City of Boston Inspectional Services Department. The ISD interpretation of zoning exceptions required for the same design plans differs from staff interpretation in that ISD has determined that three exceptions are required from the Board of Appeal. These exceptions include excessive floor area ratio, no setback of parapet, and deviation from required number of off-street loading bays.

The ISD has cited a deviation for insufficient set-back of parapet. There is an increase in the required set-back of parapet from Oliver Street for the new construction on the garage roof from 5.5 feet in the original Development Plan to 6.0 feet. An exception for no set-back of parapet was granted for the original plan. A deviation for an additional 0.5 feet is now required.

Also cited by ISD is an increase in the off-street loading bay requirement. The project provided ten off-street loading bays under the original Development Plan. The ten bays already provided are sufficient to accommodate a total of 1,200,000 gross square feet of office and hotel uses. The project, as amended, will contain only 952,050 gross square feet of said uses, plus a small amount (about 4,000 square feet) of retail uses in the garage building. ISD indicates that an exception will be required if only ten bays are provided.

In order to be consistent with the ISD interpretation of required exceptions, I recommend that a technical correction be made to the Second Amendment to the Development Plan to list three required exceptions, and that a recommendation to the Board of Appeal for approval of three exceptions be made.

Suggested votes follow:

VOTED: That in connection with the Second Amendment to the Development Plan for One Post Office Square - Planned Development Area No. 11, - approved by the Authority on June 20, 1984, the Authority hereby approves a technical correction to said Development Plan Amendment. Said change approves and adds two zoning exceptions to the Second Amendment: 1) exception to permit no setback of parapet where 6.0 feet are required; 2) deviation from required number of off-street loading bays. Said exceptions are in conformity with the design plans incorporated by reference in the Second Amendment to the Development Plan; and further that

VOTED: In reference to petition Z-7159, One Post Office Square Associates, for three exceptions 1) S.15-1, floor area ratio is excessive; 2) S.21-1, the set-back of parapet is not provided; 3) S.24-1, the required number of off-street loading bays is not provided, to erect a two-story office space addition to the parking garage and a swimming pool at the roof level of the Hotel Meridien in Planned Development Area No. 11, known as One Post Office Square, the Boston Redevelopment Authority recommends approval, provided that final plans are submitted to the Authority for design review to ensure that they are consistent with the plans previously submitted to the Authority; the Authority hereby certifies to the Board of Appeal that the exceptions requested are in conformity with the Second Amendment to the Development Plan for Planned Development Area No. 11, approved by the Authority on June 20, 1984, and that the Zoning Commission voted to approve said Second Amendment on July 25, 1984.

Proposed Second Amendment

The proposed Second Amendment to the Development Plan will allow the construction of a structure of two stories of sloping glass on the roof of the parking garage adjacent to the office building for expanded office space and the construction of a swimming pool at the roof level above the kitchen at the Hotel Meridien. The glass windowed construction and the architectural massing of the proposed addition to the parking garage will be substantially similar to that of the existing bulk of the office building and will serve to architecturally integrate the buildings into a single complex. The increased office space is intended to accommodate the expansion needs of a major tenant in the office building and

Location and Appearance of Structure

A two-level roof structure of sloping glass windowed construction shall be constructed on the roof of the parking garage adjacent to the office building. An enclosed swimming pool may be constructed within the exterior hallway at the roof above the kitchen adjacent to the Hotel Meridien at the Hotel Meridien. A site plan for the location and appearance of the parking garage addition and swimming pool addition shall be substantially as shown by the architect drawings prepared by Jung/Brannen Associates, Inc., dated February 2, 1984.

Boston Redevelopment Authority

June 7, 1984

Second Amendment to Development Plan For Planned Development Area No. 11
One Post Office Square
Pearl, Milk, Oliver and Franklin Streets
Boston Proper

Developer: One Post Office Square Associates (formerly Post Office Square Company) as developer of the office building/garage addition, and Oliver Street Associates (formerly Pearl Street Company) as developer of the hotel element.

Architects: Jung/Brannen Associates, Inc., Boston

Original Planned Development Area and First Amendment:

The Development Plan for One Post Office Square Planned Development Area No. 11 was approved by the Boston Redevelopment Authority on April 19, 1979 and amended on February 26, 1981. The approved and amended Development Plan called for construction of an office tower and integral parking garage on Lot "O" of the Planned Development Area (PDA) bounded by Pearl, Milk and Oliver and Franklin Streets. The remainder of the site, Lot "H", is occupied by the landmark former headquarters building of the Federal Reserve Bank of Boston which has been converted into a first-class luxury hotel, the Hotel Meridien. Exhibit A attached hereto includes a site plan of the project. The entire One Post Office Square project has been completed in accordance with the approved Development Plan, as amended.

Proposed Second Amendment:

The proposed Second Amendment to the Development Plan would permit the construction of a structure of two stories of sloping glass on the roof of the parking garage adjacent to the office building for expanded office space and the construction of a swimming pool at the roof level above the kitchen at the Hotel Meridien. The glass windowwall construction and the architectural massing of the proposed addition to the parking garage will be substantially similar to that of the mansard roofs of the office building and hotel and will serve to architecturally integrate the buildings into a single complex. The increased office space is intended to accommodate the expansion needs of a major tenant in the office building and

Location and Appearance of Structures:

A two-level roof structure of sloping glass windowwall construction shall be constructed on the roof of the parking garage adjacent to the office building. An enclosed swimming pool may be constructed within the exterior lightwell at the roof above the kitchen adjacent to the atrium skylight at the Hotel Meridien. A site plan for the location and appearance of the parking garage addition and swimming pool addition shall be substantially as shown by the schematic drawings prepared by Jung/Brannen Associates, Inc., listed in Exhibit B attached hereto.

The allowable height of the parking garage adjacent to the office building shall be increased from a maximum of eighty-five (85) feet (exclusive of appurtenances) to a maximum of one-hundred fifteen (115) feet (exclusive of appurtenances), measures from the mean elevation of abutting sidewalks.

Density:

A revised schedule of project areas and revised floor area ratio calculations are included in Exhibit C attached hereto. The revised calculations include the roof structure to be added to the parking garage and the swimming pool structure to be added to the Hotel.

The maximum permitted floor area ratio for the overall Planned Development Area is 14.6. The maximum F.A.R. for the office building/garage portion of the PDA, Lot "O", is 21.6. The F.A.R. for the office building/garage shall be changed by this Second Amendment from 21.40 to 21.97, and therefore require a zoning exception. The F.A.R. of the Hotel lot shall remain unchanged. The F.A.R. for the entire Planned Development Area No. 11 would change from 13.92 to 14.27, and remain within the permitted F.A.R., requiring no exception.

Proposed Dimensions of Structures:

The dimensions of the parking garage adjacent to the office building and the hotel shall be substantially as shown in the schematic drawings listed in Exhibit C attached hereto.

Proposed Building Elevations:

The elevations of the parking garage adjacent to the office building shall be substantially as shown in the schematic drawings listed in Exhibit B attached hereto. The height of the parking garage will increase from 85 feet to 115 feet. The height of the Hotel will not be changed.

Exterior Building Material:

The exterior materials of the parking garage addition adjacent to the office building shall include a vertical bank of precast concrete at the base of the sloping glass wall, with the sloping wall to be constructed of vision and spandrel glass in metal framing.

Exhibit B - List of Plans:

The schematic drawings listed in Exhibit C attached hereto shall be substituted for the original plans included in the Development Plan for Planned Development Area No. 11 where appropriate.

Exhibit C - Schedule of Project Area/FAR Computations:

The schedule of project areas and the revised FAR calculations included in Exhibit D attached hereto shall be amended to the original schedule of project areas and FAR calculations included in the Development Plan for Planned Development Area No. 11 previously amended.

Zoning:

Post Office Square is located in a B-10D Zoning District.

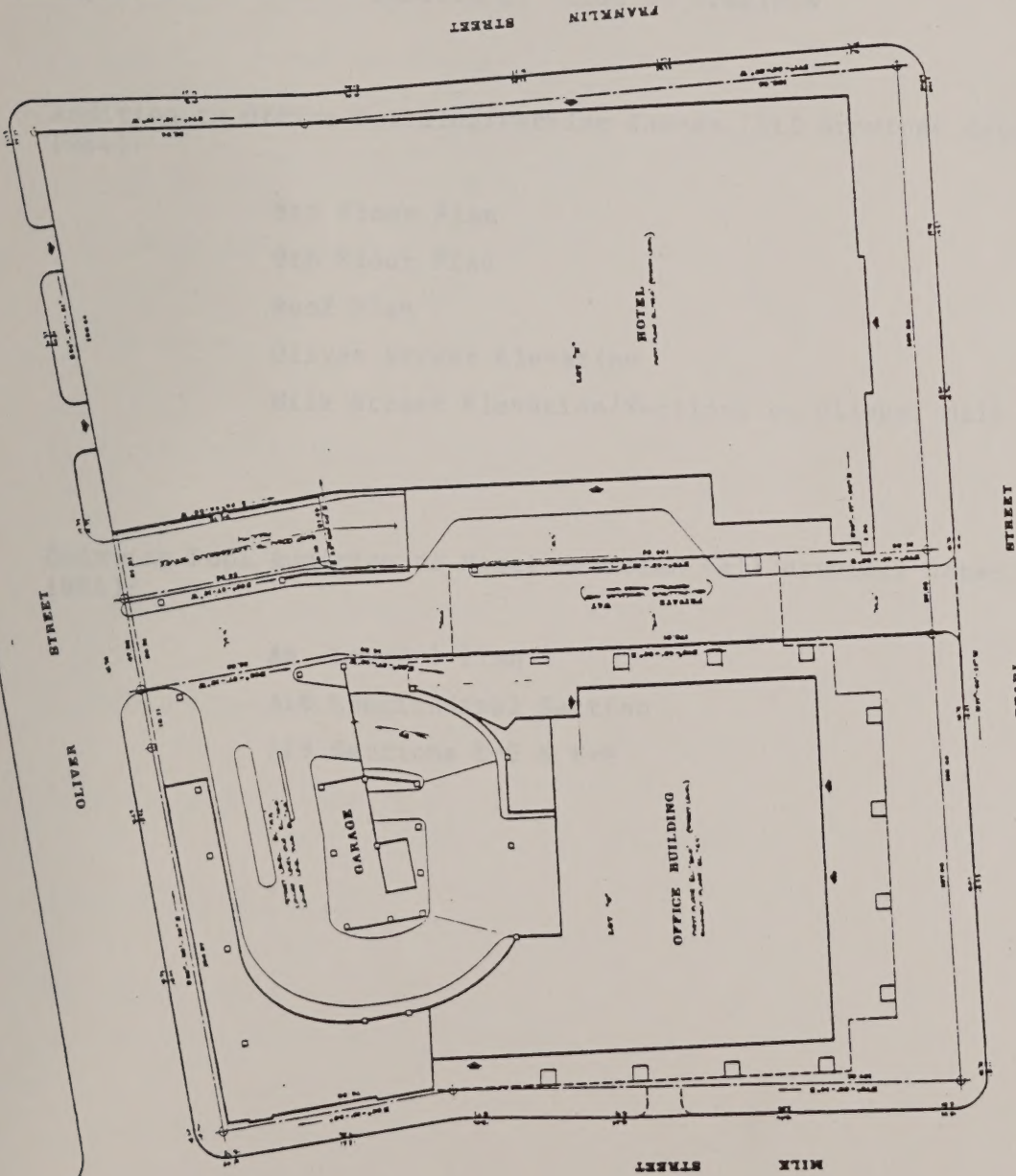
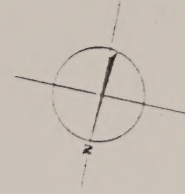
The maximum permitted floor area ratio for the overall PDA No. 11 is 14.6.
The maximum F.A.R. for Lot "O", the office building/garage portion of the PDA is 21.6.

An exception from the Boston Zoning Code shall be required for an increase in the F.A.R. for the office building/garage portion of PDA No. 11, from 21.40 to 21.97. This increase in F.A.R. for Lot "O" would increase the F.A.R. for the entire PDA from 13.92 to 14.27, which increase would not require a zoning exception.

The setback of parapet requirement for the Oliver Street side of the garage building will be increased from 5.5 feet to 6.0 feet, at the top of the garage wall. No setback is provided.

The project provides for ten off-street loading bays. The Inspectional Services Department has cited a violation of the number of off-street loading bays if only ten are provided. This Second Amendment authorizes Authority approval of a deviation for the number of off-street loading bays.

EXHIBIT A



ONE POST OFFICE SQUARE
OFFICE BUILDING

MASTER SITE PLAN

MANALACUETTE

BOSTON

ARCHITECT: JAMES H. HARRIS, INC.
ENGINEER: JAMES H. HARRIS, INC.
PLANNING: JAMES H. HARRIS, INC.
LANDSCAPE ARCHITECT: JAMES H. HARRIS, INC.
INTERIOR ARCHITECT: JAMES H. HARRIS, INC.
MECHANICAL ENGINEER: JAMES H. HARRIS, INC.
ELECTRICAL ENGINEER: JAMES H. HARRIS, INC.
CIVIL ENGINEER: JAMES H. HARRIS, INC.
ARCHITECTURAL RENDERING: JAMES H. HARRIS, INC.
PHOTOGRAPHY: JAMES H. HARRIS, INC.
MODEL: JAMES H. HARRIS, INC.
CONSTRUCTION: JAMES H. HARRIS, INC.
FURNITURE: JAMES H. HARRIS, INC.
LIGHTING: JAMES H. HARRIS, INC.
SOUND: JAMES H. HARRIS, INC.
TELEVISION: JAMES H. HARRIS, INC.
RADIO: JAMES H. HARRIS, INC.
MUSIC: JAMES H. HARRIS, INC.
DANCE: JAMES H. HARRIS, INC.
THEATRE: JAMES H. HARRIS, INC.
CINEMA: JAMES H. HARRIS, INC.
SPORTS: JAMES H. HARRIS, INC.
GOLF: JAMES H. HARRIS, INC.
HUNTING: JAMES H. HARRIS, INC.
FISHING: JAMES H. HARRIS, INC.
BOATING: JAMES H. HARRIS, INC.
SKIING: JAMES H. HARRIS, INC.
WINTER SPORTS: JAMES H. HARRIS, INC.
SUMMER SPORTS: JAMES H. HARRIS, INC.
RECREATION: JAMES H. HARRIS, INC.
AMUSEMENTS: JAMES H. HARRIS, INC.
RESTAURANTS: JAMES H. HARRIS, INC.
HOTELS: JAMES H. HARRIS, INC.
TRAVEL: JAMES H. HARRIS, INC.
TRANSPORTATION: JAMES H. HARRIS, INC.
COMMUNICATIONS: JAMES H. HARRIS, INC.
UTILITIES: JAMES H. HARRIS, INC.
SAFETY: JAMES H. HARRIS, INC.
SECURITY: JAMES H. HARRIS, INC.
DEFENSE: JAMES H. HARRIS, INC.
MILITARY: JAMES H. HARRIS, INC.
NAVY: JAMES H. HARRIS, INC.
ARMY: JAMES H. HARRIS, INC.
AIR FORCE: JAMES H. HARRIS, INC.
MARINE CORPS: JAMES H. HARRIS, INC.
COAST GUARD: JAMES H. HARRIS, INC.
FIRE DEPARTMENT: JAMES H. HARRIS, INC.
POLICE DEPARTMENT: JAMES H. HARRIS, INC.
JUDICIAL BRANCH: JAMES H. HARRIS, INC.
LEGISLATIVE BRANCH: JAMES H. HARRIS, INC.
EXECUTIVE BRANCH: JAMES H. HARRIS, INC.
GOVERNMENT: JAMES H. HARRIS, INC.
CITY: JAMES H. HARRIS, INC.
STATE: JAMES H. HARRIS, INC.
NATION: JAMES H. HARRIS, INC.
WORLD: JAMES H. HARRIS, INC.

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BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

Second Amendment to Development Plan for Planned Development Area No. 11
One Post Office Square

Exhibit B: List of Drawings

A. Addition to Office Building/Parking Garage (All drawings dated March 12, 1984):

8th Floor Plan

9th Floor Plan

Roof Plan

Oliver Street Elevation

Milk Street Elevation/Sections on Oliver, Milk Streets

B. Swimming Pool Addition to Hotel Meridien (All drawings dated May 1, 1984):

A6 Level 3 Plan

A18 Longitudinal Section

A19 Sections E-E & F-F

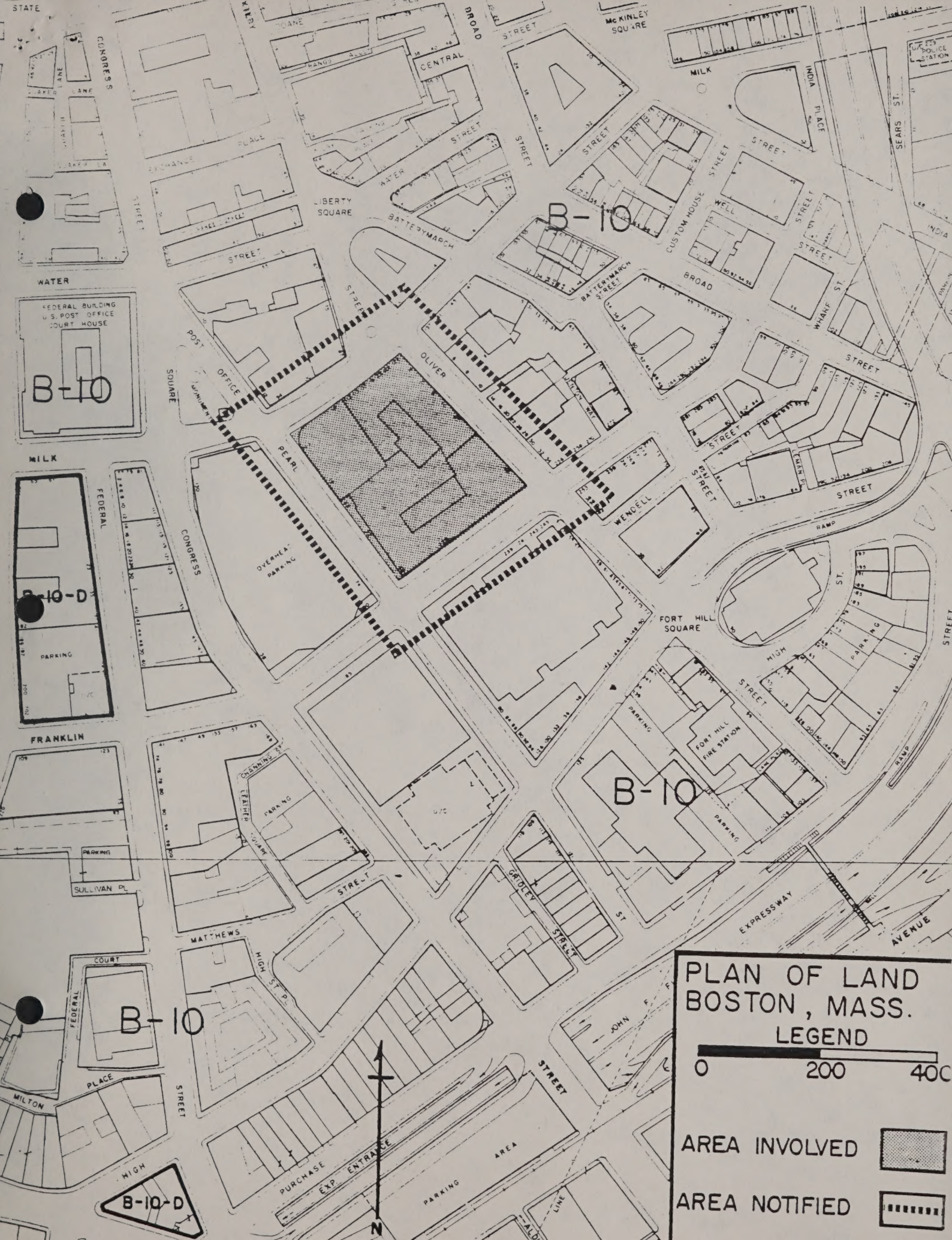
BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

Second Amendment to Development Plan for Planned Development Area No. 11
One Post Office Square

Exhibit C: Schedule of Project Areas/FAR Computations

	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF</u>	<u>Gross Floor Area for F.A.R. Purposes (SF)</u>
A. <u>Office Building/Parking Garage</u>			
1. Areas per First Amendment:			
Office Tower:	793,900	67,700	726,200
Garage:	<u>159,400</u>	<u>1,400</u>	<u>158,000</u>
TOTALS	953,300	69,100	884,200
2. Additional Areas per Second Amendment:			
8th Floor	13,050	350	12,700
9th Floor	<u>11,050</u>	<u>--</u>	<u>11,050</u>
TOTALS	24,100	350	23,750
3. Revised Total Areas:			
	977,400	69,450	907,950
B. <u>Hotel Meridien</u>			
1. Areas per First Amendment:			
	206,100	7,600	198,500
2. Added Area @ Swimming Pool:			
	4,000	400	3,600
3. Revised Total Areas:			
	210,100	8,000	202,100
C. <u>Total Project Areas:</u>			
	1,187,500	77,450	1,110,050
D. <u>Lot Areas (SF):</u>			
Lot "O" (Office Bldg./Garage):		41,326	
Lot "H" (Hotel Meridien):		<u>36,465</u>	
TOTAL PDA Parcel		77,791	
E. <u>Revised FAR Calculations:</u>			
1. Total PDA Parcel:		$\frac{1,110,050}{77,791} = 14.27$	
2. Lot "O" Only:		$\frac{907,950}{41,326} = 21.97$	

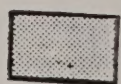


PLAN OF LAND
BOSTON, MASS.

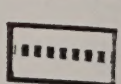
LEGEND

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AREA INVOLVED



AREA NOTIFIED



*Document # 4487
Voted at Meeting of 8/9/84*

MEMORANDUM

August 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN F. COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS. (Hearings scheduled
July 31 and August 7, 1984)

Recommendations on twenty-eight zoning matters have been prepared by the Authority staff for referral to the Board of Appeal.

Referral

	<u>Approval</u>	<u>Recommendation</u> <u>Denial</u>	<u>Denial w/o Prej.</u>
Routine minor deviations	11		
Minor dwelling unit increases	5		
New housing and conversions	3		
Roof top additions		1	1
Fuel storage; garage; parking lot		2	1
Outstanding violations/litigation			2
procedural error			

We recommend approval in nineteen cases:

- A. Sixteen cases involve appeals for zoning deviations which staff considers to be minor and appropriate for the individual locations and against which no community opposition has been raised. Recommendations have been made to approve these referrals, and in several instances specify design review by the Authority. Five of these were minor increases in the number of dwelling units.
- B. Three referrals for which we recommend approval involve new construction or conversion of a significant number of dwelling units.
1. Z-7141-7149: Construction of nine single family houses for low income residents on City of Boston tax-foreclosed property at 19-23 Bellevue Street, Dorchester. Residents have reviewed and support proposal.
 2. Z-7076-7077: Conversion of stable adjacent to Tennis Club at 52 Hemenway Street and 120 Norway Street, Fenway to 21 apartments with 14 off-street parking spaces. Community has reviewed and supports proposal.
 3. Z-7038: Conversion of vacant one-family and lodging house to six apartments at 29 Worcester Square, South End. Recommend approval provided that off-street parking is arranged, and plans are submitted to the Worcester Square Neighborhood Association and to the Authority for further design review.

We recommend denial in nine cases:

- A. Three cases involve construction of roof-top additions in South Boston and the South End. We have recommended denial or denial without prejudice on these referrals because of the impact on air, light and views of abutters.
- B. One case involves the conversion of an auto service area to parking for commercial use in an apartment zone. We have recommended denial and request that the petitioner meet with community residents to resolve congestion and residential parking concerns.
- C. We recommend denial without prejudice on a petition to install a 20,000-gallon fuel storage tank because of potential environmental effects of drainage from this area onto an abutting property and impacts on ground water, and request that the petitioner develop engineering controls to respond to environmental and safety concerns.
- D. We recommend denial of construction of an auto repair garage in a residential area based on noise, traffic, and inappropriate use concerns and effects on abutters.
- E. On three cases we have recommended denial without prejudice because
1) inadequate information has been provided to the Authority and community; 2) the property is in litigation concerning previous violations; 3) procedural error in petition.

BOARD OF APPEAL REFERRALS

August 9, 1984

Cases with hearings scheduled July 31 and August 7, 1984

1.	Z-7020	7/31/84	Roberta and Thomas Marmiani 339-341 Meridian Street, East Boston
2.	Z-7021	8/7/84	FPC Properties, Inc. 25 Northern Avenue, Boston
3.	Z-7022	7/31/84*	William Lima 1282-1323 Washington Street, Boston
4.	Z-7023	7/31/84	Mario Nicosia 113r St. Botolph Street, Boston
5.	Z-7025	7/31/84	Robert F. Strelitz 1 Brigham Street, East Boston
6.	Z-7026	7/31/84	Grover Owens 273 Columbia Road, Dorchester
7.	Z-7030-7031	7/31/84	John J. Hanrahan, Trustee 501 East Broadway and 376 Silver Street, South Boston
8.	Z-7032	7/31/84	Blossom Hoag 177 Webster Street, East Boston
9.	Z-7033	7/31/84	Harry and Sandra Segal 1977r-1979r Dorchester Avenue, Dorchester
10.	Z-7034	7/31/84**	Steven K. Petitti, Trustee 40-42 Park Street, Dorchester
11.	Z-7035	7/31/84	Francesca Betinelli 10 Yarmouth Street, Boston
12.	Z-7037	7/31/84	Paul Labbe 125-127 Chittick Road, Hyde Park
13.	Z-7038	8/7/84	Joseph Tomlinson 29 Worcester Square, Boston
14.	Z-7040	8/7/84***	Martin L. Gelman 533 Washington Street, Dorchester
15.	Z-7058	7/31/84	Surfside Two Realty Trust 167-173 Green Street, Jamaica Plain
16.	Z-7062-7063	8/7/84	River Way Realty Trust 382 and 386 Riverway, Roxbury
17.	Z-7064	8/7/84	Anna Ventola 270-274 North Street, Boston
18.	Z-7065	8/7/84	Jhae Shin Lee 11 Foster Street, Brighton
19.	Z-7066	8/7/84	Patricia Litterio 734 Truman Parkway, Hyde Park
20.	Z-7067	8/7/84	Virginia Leung 15-19 Edinboro Street, Boston
21.	Z-7068	8/7/84	Doris A. Stalker 127 Warren Avenue and 53-59 Dartmouth Street, Boston
22.	Z-7075	8/7/84	Maura J. McGroarty 35 Van Winkle Street, Dorchester
23.	Z-7076-7077	8/7/84**	The Badminton and Tennis Club The Mews Limited Partnership 52 Hemenway Street and 120 Norway Street, Boston
24.	Z-7078	8/7/84	John H. Terry 161 Bigelow Street, Brighton
25.	Z-7115	7/31/84	Francis R. Cavalieri 11 Curtis Street, East Boston
26.	Z-7120	7/31/84	Levin Family Trust 91-95 Summer Street, Boston
27.	Z-7141-7149	8/7/84****	Mass. Urban Reinvestment 19-23 Bellevue and 2-12 Stanley Streets, Dorchester
28.	Z-7151	7/31/84	James Crowe 60 G Street, South Boston

*Postponed to 9/11/84

** " 8/28/84

*** " indefinitely

**** " to 9/18/84

MEMORANDUM

August 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen F. Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS: Cases with hearings scheduled
July 31 and August 7, 1984

Hearing: 7/31/84

Z-7020

Roberta and Thomas Marmiani
339-341 Meridian Street, East Boston
near Trenton Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and store to two-family dwelling and restaurant.

Violation(s):

Take-out restaurant is conditional use.

Petitioner will relocate small pizza parlor from his present location across the street. Facility will contain no seating. No response from community.
Recommend approval with proviso.

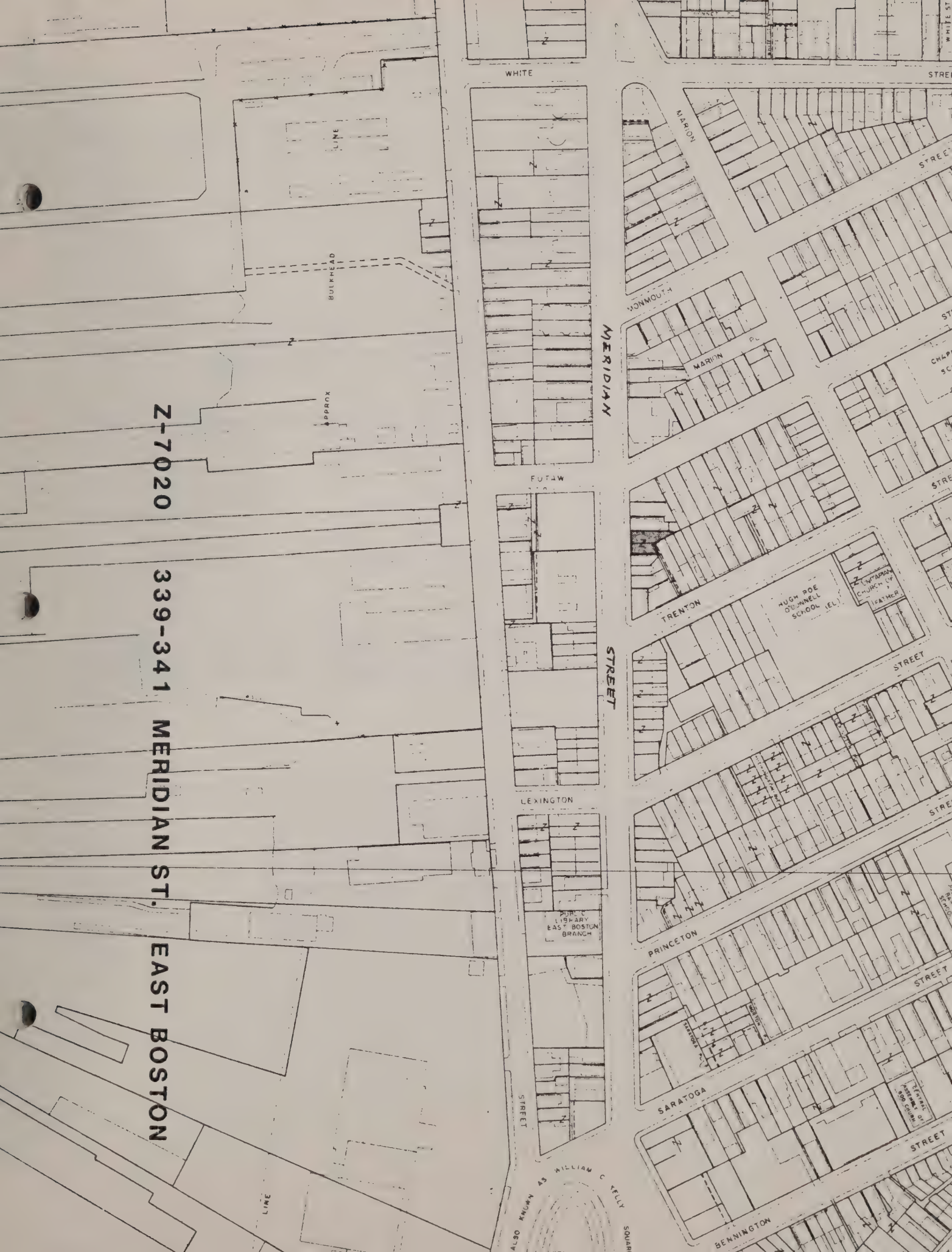
VOTED: In reference to petition Z-7020, Roberta and Thomas Marmiani, 339-341 Meridian Street, East Boston, for conditional use for change of occupancy from two-family dwelling and store to two-family dwelling and restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that exterior and signage plans be submitted to the Authority for design review approval. Petitioner will relocate small pizza parlor from his present location across the street. Facility will contain no seating.

Z-7020

339-341

MERIDIAN ST.

EAST BOSTON



Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7021
FPC Properties, Inc.
25 Northern Avenue, Boston
at Sleeper Street

Parking lot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront <u>W-2</u>
	single family_____		manufacturing <u>M-4</u>

Purpose: continue use - maintain capacity increased from 707 to 807 cars.

Violation(s):

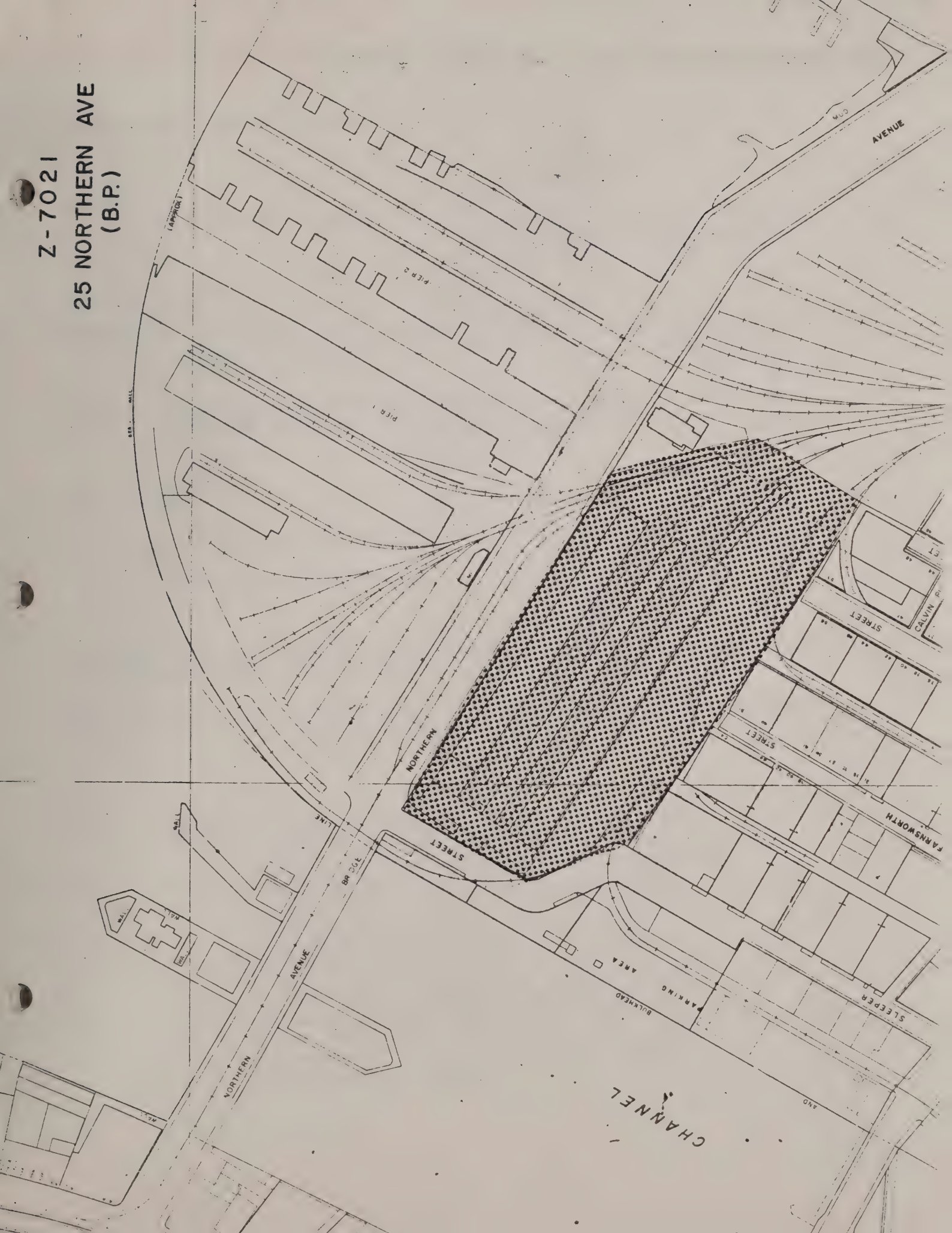
Parking lot is conditional use.

Authority concurred with Board of Appeal approval of one-year use in 1982 and 1983. Current permit expires December 31, 1984. Staff has no objection to one-year extension. Recommend approval with proviso.

VOTED: In reference to petition Z-7021, FPC Properties, Inc., 25 Northern Avenue, Boston, for conditional use to continue use of parking lot and increase capacity from 707 to 807 cars in manufacturing and waterfront (M-4 and W-2) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that conditional use expire December 31, 1985; that conditional use extend to petitioner only and expire upon sale or other disposition of property.

Z-7021

25 NORTHERN AVE
(B.P.)



Board of Appeal Referrals 8/9/84

Hearing: 7/31/84
Postponed to 9/11/84

Z-7022
William Lima
1282-1323 Washington Street, Boston
near Waltham Street

One-story structure

District(s): apartment H-3 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy from auto service station, salesroom, and car wash to parking garage for 125 cars and parking lot for 125 cars.

Violation(s):

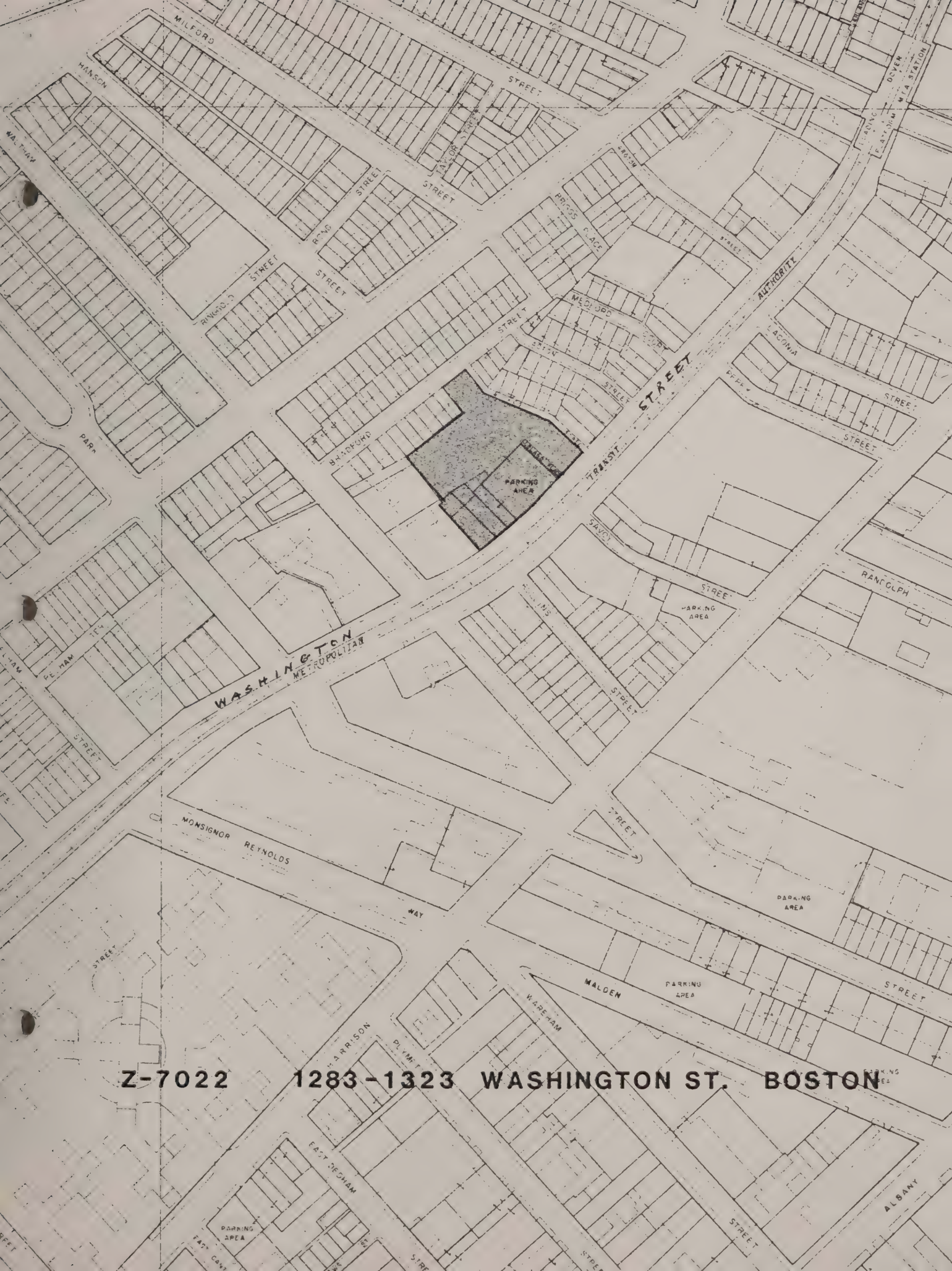
Parking garage and parking lot are forbidden uses.

Change in nonconforming use.

Last year, petitioner received approval from Air Pollution Control Commission for 69 garage spaces and 59 open air lot spaces.

Petitioner should utilize these spaces first and meet with community before seeking increase. Recommend denial as submitted.

VOTED: In reference to petition Z-7022, William Lima, Trustee, 1283-1323 Washington Street, Boston, for two forbidden uses and change in nonconforming use for change of occupancy from auto service station, salesroom, and car wash to parking garage for 125 cars and parking lot for 125 cars in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial as submitted. Last year, petitioner received approval from Air Pollution Control Commission for 69 garage spaces and 59 open air lot spaces. Petitioner should utilize these spaces first and meet with community to address community concerns before seeking increase.



Z-7022

1283-1323

WASHINGTON ST.

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7023

Mario Nicosia

113r St. Botolph Street, Boston
near West Newton Street

One-family dwelling

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect accessory two-car garage with roof deck.

Violation(s):

Side yard is insufficient.

Garage would occupy more than 30% of required rear yard and would be within four feet of side lot line.

St. Botolph neighborhood civic group has expressed opposition to this garage and deck proposal. Recommend denial without prejudice.

VOTED: In reference to petition Z-7023, Mario Nicosia, 113r St. Botolph Street, Boston, for two variances to erect accessory two-car garage with roof deck in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with St. Botolph neighborhood civic group, which has expressed opposition to the garage-deck proposal, and resolve differences.



Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7025

Robert F. Strelitz

1 Brigham Street, East Boston
near Webster Street

Three-story structure

District(s):	apartment H-1-40	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: erect one-story addition to three-family dwelling.

Violation(s):

Floor area ratio and height of building are excessive.

Petition is to legalize existing penthouse; addition thereto would be used as bedroom. Recommend approval.

VOTED: In reference to petition Z-7025, Robert F. Strelitz, 1 Brigham Street, East Boston, for two variances to erect one-story addition to three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Petition is to legalize existing penthouse; addition thereto would be used as bedroom.



Z-7025

1 BRIGHAM ST. EAST BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7026
Grover Owens
273 Columbia Road, Dorchester
near Wyola Place

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from ten-car auto wash to same, storage of tires, tire and auto repair, storage and sale of 20,000 gallons of gasoline, storage of 550 gallons of fuel oil, and retail shop.

Violation(s):

Gas station is conditional use.

The petitioner's property slopes directly into the property of the immediate abutter. The abutter, therefore, is concerned about storage of 20,000 gallons of gasoline and potential impact of drainage from the fuel storage and use area on his property. Recommend denial without prejudice.

VOTED: In reference to petition Z-7026, Grover Owens, 273 Columbia Road, Dorchester, for conditional use for change of occupancy from ten-car auto wash to same, storage of tires, tire and auto repair, storage and sale of 20,000 gallons of gasoline, storage of 550 gallons of fuel oil, and retail shop in local business (L-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. The petitioner's property slopes directly into the property of an immediate abutter and drains into this property. The abutter is concerned about potential adverse effects of drainage from this fuel storage and use area on his property. The petitioner should meet with abutter to resolve these environmental and safety concerns and develop precautionary measures.



273 COLUMBIA ROAD
(DOR.)

Z-7026

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7030-7031

John J. Hanrahan, Trustee

501 East Broadway and 376 Silver Street,
South Boston

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide two-family dwelling and one-car private garage.

Violation(s):

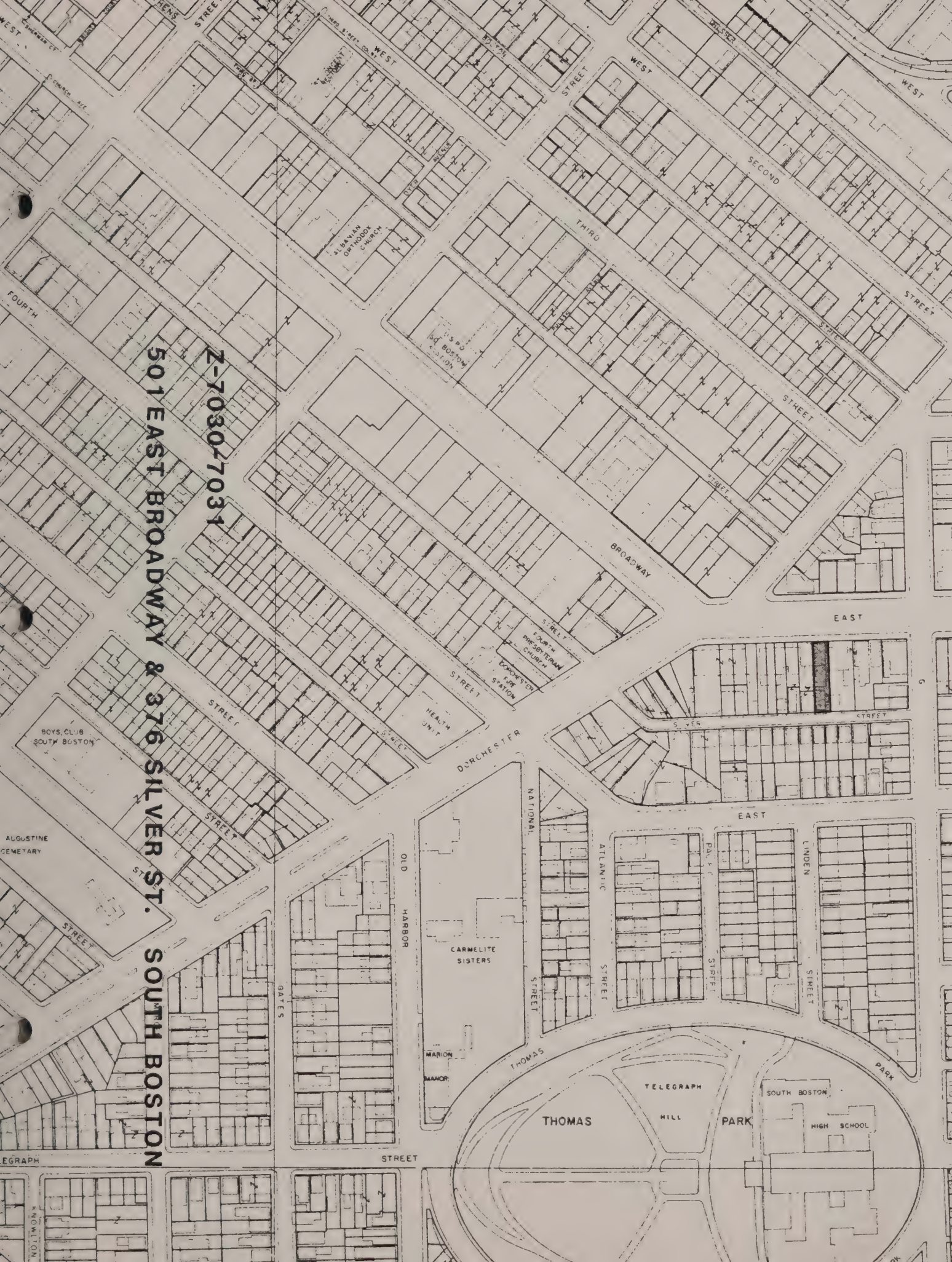
Garage is conditional use.

Lot area, open space, and rear yard are insufficient.

Floor area ratio is excessive.

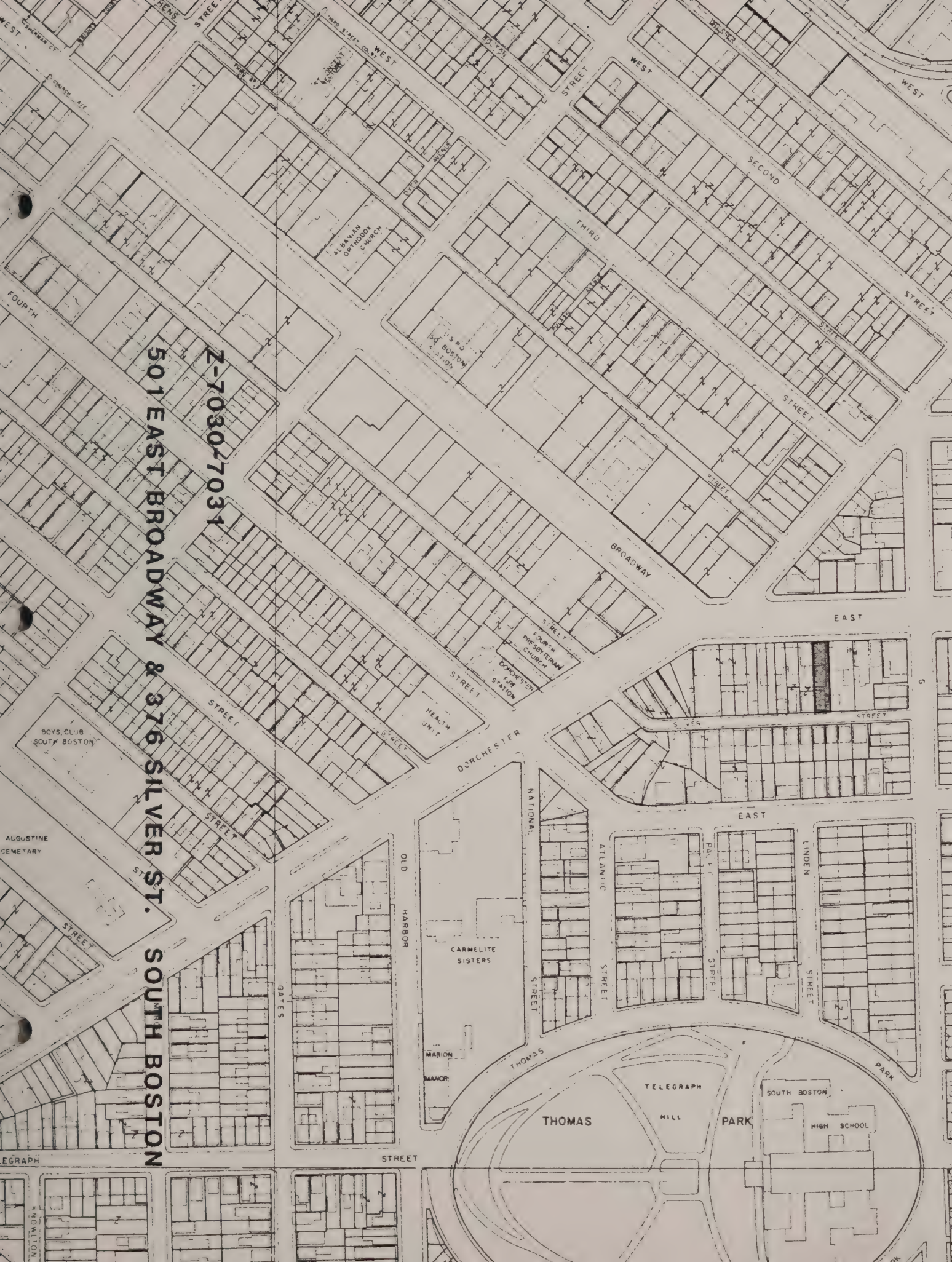
Subdivision will allow petitioner to sell one-car private garage to resident of Silver Street. No response from community. Recommend approval.

VOTED: In reference to petitions Z-7030-7031, John J. Hanrahan, Trustee, 501 East Broadway and 376 Silver Street, South Boston, for conditional use and six variances to subdivide in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow petitioner to sell one-car private garage to resident of Silver Street.



Z-7030-7031

501 EAST BROADWAY & 376 SILVER ST. SOUTH BOSTON



Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7032
Blossom Hoag
177 Webster Street, East Boston
at Brigham Street

3½-story structure

District(s):	apartment <u>H-1-40</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect one-story addition to five-family dwelling; create loft area.

Violation(s):

Floor area ratio is excessive.

Loft area is existing. Addition of solar greenhouse for heat and plants.
No opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-7032, Blossom Hoag, 177 Webster Street, East Boston, for variance to erect one-story addition to five-family dwelling and create loft area in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-7032

177 WEBSTER ST. EAST BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7033

Harry and Sandra Segal
1977r-1979r Dorchester Avenue, Dorchester
near Fuller Street

Approximately 11,500 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story six-car repair garage.

Violation(s):

Repair garage is forbidden use.

Side and rear yards are insufficient.

Automotive use with its attendant activities and noise would adversely impact residential abutters on Fuller Street and Mercier Avenue. Abutter is opposed. Recommend denial.

VOTED: In reference to petition Z-7033, Harry and Sandra Segal, 1977r-1979r Dorchester Avenue, Dorchester, for forbidden use and two variances to erect a six-car repair garage in residential and local business (R-.8 and L-1) districts, the Boston Redevelopment Authority recommends denial. Automotive use with its attendant activities and noise would adversely impact abutters on Fuller Street and Mercier Avenue.



1977-1979 DORCHESTER AVE. DORCHESTER
Z-7033

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84
Postponed to 8/28/84

Z-7034
Steven K. Petitti, Trustee
Alsteda Realty Trust
40-42 Park Street, Dorchester
at Ashland Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two apartments and two stores to six apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, and off-street parking are insufficient.

Height of building is excessive.

Petitioner purchased property occupied as a six-family dwelling in December 1982 and has since substantially upgraded it. No response from community.
Recommend approval.

VOTED: In reference to petition Z-7034, Steven K. Petitti, Trustee, Alsteda Realty Trust, 40-42 Park Street, Dorchester, for forbidden use and six variances for change of occupancy from two apartments and two stores to six apartments in a residential (R-.5) districts the Boston Redevelopment Authority recommends approval. Petitioner purchased property occupied as six-family dwelling in December 1982.



Z-7034 40-42 PARK ST. DORCHESTER

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7035
Francesca Betinelli
10 Yarmouth Street, Boston
near Columbus Avenue

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story penthouse addition to four-unit apartment structure.

Violation(s):

Restricted roof structure district.

Open space is insufficient.

Design is inappropriate and detracts from continuity of block. Recommend denial without prejudice.

VOTED: In reference to petition Z-7035, Francesca Betinelli, 10 Yarmouth Street, Boston, for a conditional use and a variance to erect one-story penthouse addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Design is inappropriate and detracts from continuity of block. Petitioner should meet with Authority planning and design staff and South End Historical Society to resolve issues.



BOSTON

10 YARMOUTH ST.

Z-7035

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7037
Paul Labbe
125-127 Chittick Road, Hyde Park
near Washington Street

9,624 square feet of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: subdivide; erect two-family dwelling.

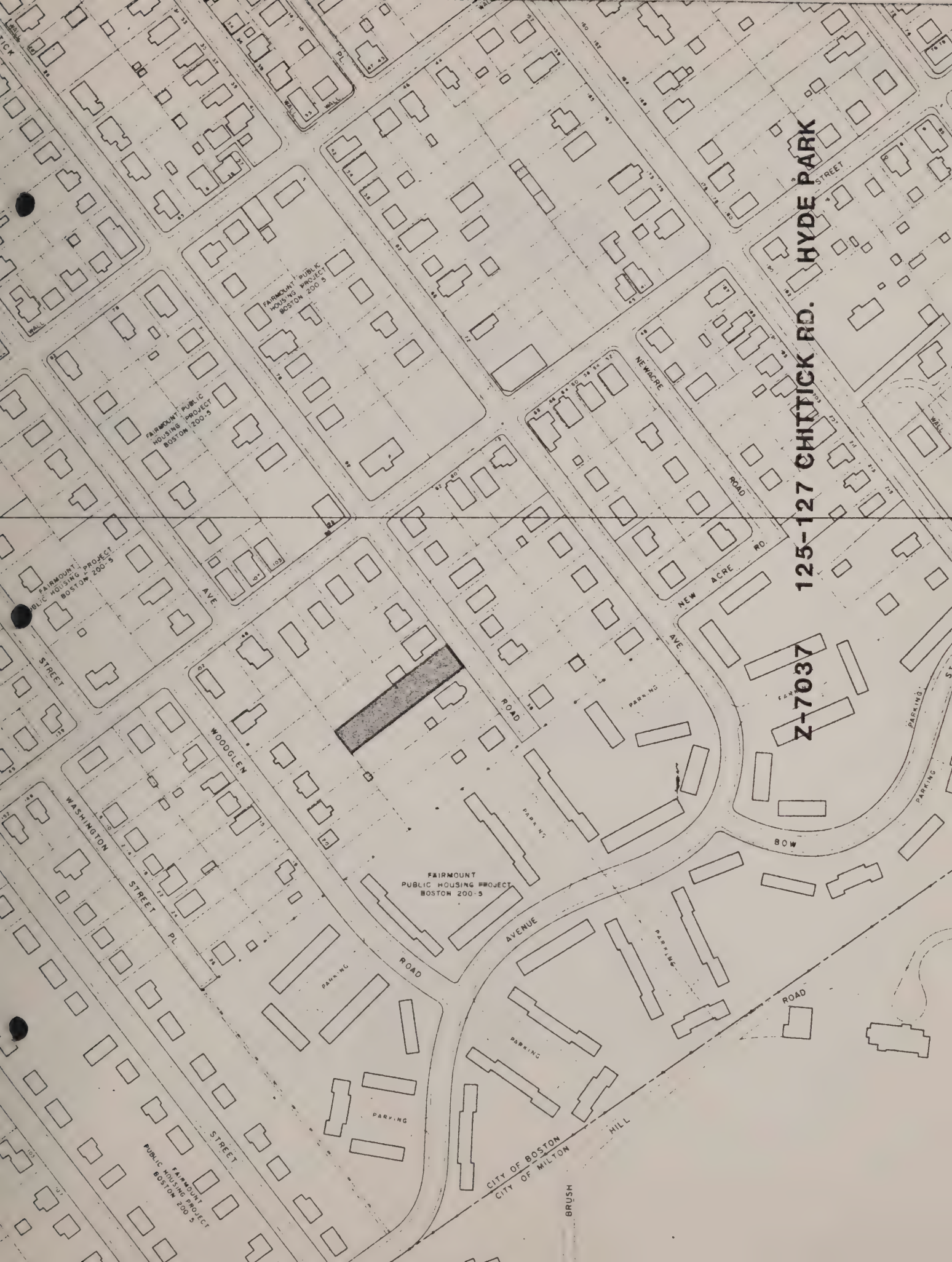
Violation(s):

Two-family dwelling is forbidden use.

Lot area, width, frontage, and side yard are insufficient.

Proposal is compatible with similar properties on street. Recommend approval with proviso.

VOTED: In reference to petition Z-7037, Paul Labbe, 125-127 Chittick Road, Hyde Park, for a forbidden use and four variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



125-127 CHITTICK RD. HYDE PARK

Z-7037

FAIRMOUNT
PUBLIC HOUSING PROJECT
BOSTON 200-5

FAIRMOUNT PUBLIC
HOUSING PROJECT
BOSTON 200-5

FAIRMOUNT PUBLIC
HOUSING PROJECT
BOSTON 200-5

FAIRMOUNT PUBLIC
HOUSING PROJECT
BOSTON 200-5

FAIRMOUNT PUBLIC
HOUSING PROJECT
BOSTON 200-5

CITY OF BOSTON
CITY OF MILTON

BRUSH
HILL

WASHINGTON
STREET

WOODGLEN
AVENUE

NEW ACRE
ROAD

CHITTICK
RD.

HYDE PARK
STREET

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7038
 Joseph Tomlinson
 29 Worcester Square, Boston
 near Harrison Avenue

Vacant four-story structure

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling and lodging house to
 six apartments.

Violation(s):

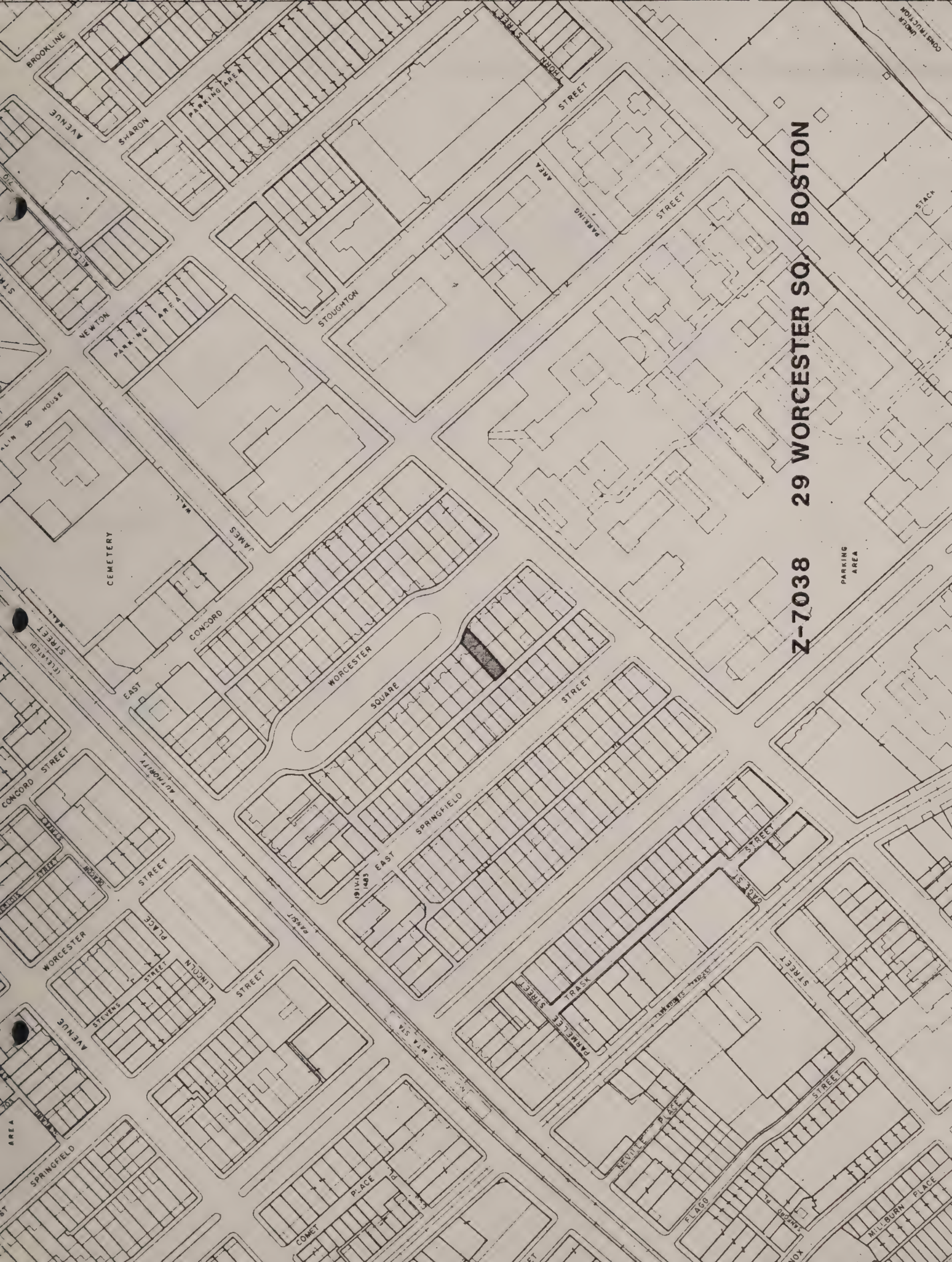
Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

Structure is currently vacant. Proposed occupancy is compatible with
 residential nature of neighborhood. Recommend approval with provisos.

VOTED: In reference to petition Z-7038, Joseph Tomlinson,
 29 Worcester Square, Boston, for a forbidden use
 and three variances for change of occupancy from
 one-family dwelling and lodging house to six
 apartments in an apartment (H-2) district, the
 Boston Redevelopment Authority recommends approval
 only with the following provisos: that petitioner
 make arrangements to provide required off-street
 parking; that plans be submitted to Worcester
 Square Neighborhood Association for review; that
 plans be submitted to the Authority for design
 review approval.



Z-7038 29 WORCESTER SQ. BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84
Postponed indefinitely

Z-7040
Martin L. Gelman
533 Washington Street, Dorchester
at Rosedale Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one-family dwelling and professional offices to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

Rough sketch plans are inadequate for proper consideration of this conversion. Recommend denial without prejudice.

VOTED: In reference to petition Z-7040, Martin L. Gelman, 533 Washington Street, Dorchester, for forbidden use for change of occupancy from one-family dwelling and professional offices to four-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Rough sketch plans are inadequate for proper consideration of this proposal. Authority requests deferral until detailed plans can be reviewed in terms of design, vehicular access, and density issues.



Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7058
Surfside Two Realty Trust
167-173 Green Street, Jamaica Plain
near Brookside Avenue

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from four families and two stores to light manufacturing and offices; enclose rear loading dock.

Violation(s):

Rear yard is insufficient.

This case is currently in litigation for occupancy, loading dock, and a masonry addition which is not included in this appeal. Recommend denial without prejudice.

VOTED: In reference to petition Z-7058, Surfside Two Realty Trust, 167-173 Green Street, Jamaica Plain, for a variance for change of occupancy from four families and two stores to light manufacturing and offices and enclose rear loading dock in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. This case is currently in litigation for occupancy, loading dock, and a masonry addition which is not included in the petition.



Z-7058

167-173 GREEN ST, JAMAICA PLAIN

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7062-7063
River Way Realty Trust
382 and 386 Riverway, Roxbury
near Huntington Avenue

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 9 to 10 and from 8 to 10 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Ten units have existed in each structure for twenty years. Recommend approval.

VOTED: In reference to petitions Z-7062-7063, River Way Realty Trust, 382 and 386 Riverway, Roxbury, for two forbidden uses and four variances for change of occupancy from nine to ten and from eight to ten apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Petitions legalize conditions that have existed for twenty years.



Z- 7062-7063 382-386 RIVERWAY ROXBURY

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7064
Anna Ventola
270-274 North Street, Boston
at Lewis Street

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five apartments and store to six apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Conversion of store will provide apartment for petitioner, who has a family member with medical problem. Recommend approval with proviso.

VOTED: In reference to petition Z-7064, Anna Ventola, 270-274 North Street, Boston, for a forbidden use and a variance for change of occupancy from five apartments and store to six apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Conversion of store will provide apartment for petitioner, who has a family member with medical problem.



270-274 NORTH ST. BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7065
Jhae Shin Lee
11 Foster Street, Boston
near Commercial Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five to six apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Additional apartment unit will be created in previously unused basement.
Recommend approval with proviso.

VOTED: In reference to petition Z-7065, Jhae Shin Lee, 11 Foster Street, Boston, for a forbidden use and two variances for change of occupancy from five to six apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that interior and exterior plans be submitted to the Authority for design review approval. Additional apartment unit will be created in previously unused basement.

ARLES



Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7066
Patricia Litterio
734 Truman Parkway, Hyde Park
near Williams Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: subdivide duplex structure.

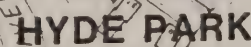
Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Floor area ratio is excessive.

Legal occupancy is two-family dwelling. Proposal will enable petitioner to sell this vacant, deteriorated side of duplex to buyer who will repair, rehabilitate, and restore it. Recommend approval with proviso.

VOTED: In reference to petition Z-7066, Patricia Litterio, 734 Truman Parkway, Hyde Park, for six variances to subdivide in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no increase of legal occupancy; that a covenant requiring uniform treatment of the exterior of the structure be part of the deed and be recorded in the Registry of Deeds. Proposal will enable petitioner to sell vacant, deteriorated side of duplex structure to buyer who will repair, rehabilitate, and restore it.



Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7067
 Virginia Leung
 15-19 Edinboro Street, Boston
 near Essex Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-8

Purpose: change occupancy from light manufacturing and store to
 one apartment, restaurant, photography studio, artist's studio,
 and tailor shop.

Violation(s):

Single-family dwelling is forbidden use.

Apartment is existing. However, staff has been informed that unit will
 be eliminated. Recommend petition be dismissed.

VOTED: In reference to petition Z-7067, Virginia Leung,
 15-19 Edinboro Street, Boston, for forbidden use
 for change of occupancy from light manufacturing
 and store to one apartment, restaurant, photo-
 graphy studio, artist's studio, and tailor shop
 in a manufacturing (M-8) district, the Boston
 Redevelopment Authority recommends that petition
 be dismissed. Authority has been informed that
 existing apartment unit will be eliminated.
 Therefore, there would be no violation of
 Section 8-7 of the Boston Zoning Code, and no
 Board of Appeal action would be necessary.



15-19 EDINBORO ST. BOSTON

Z-70067

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7068
Doris A. Stalker
127 Warren Avenue and 53-59 Dartmouth Street,
Boston

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

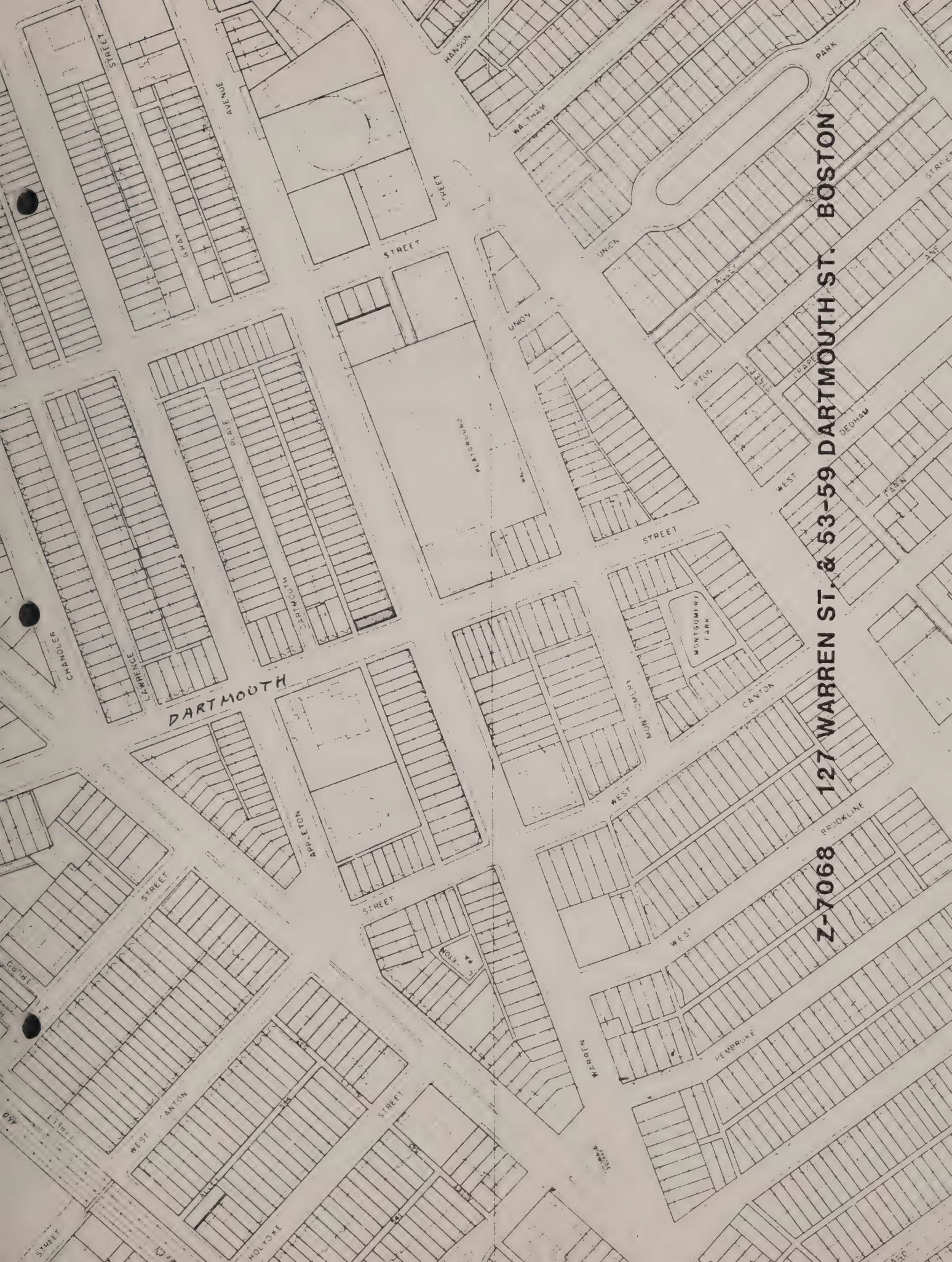
Purpose: change occupancy from one-family dwelling and stores to
one apartment, hair salon, and two stores.

Violation(s):

Hair salon is forbidden use.

Proposal is compatible with the residential—local business character of
the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7068, Doris A. Stalker,
127 Warren Avenue and 53-59 Dartmouth Street, Boston,
for forbidden use for change of occupancy from one-
family dwelling and stores to one apartment, hair
salon, and two stores in an apartment (H-3) district,
the Boston Redevelopment Authority recommends approval
with the following proviso: that plans be submitted
to the Authority for design review.



127 WARREN ST. & 53-59 DARTMOUTH ST. BOSTON

Z-7068

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7075

Maura J. McGroarty
35 Van Winkle Street, Dorchester
near Dorchester Avenue

3½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect three-story addition to two-family dwelling.

Violation(s):

Number of stories is excessive.

Addition to rear of dwelling will provide access to apartment unit.
Residents support proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7075, Maura J. McGroarty, 35 Van Winkle Street, Dorchester, for variance to erect three-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review. Rear addition will provide access to apartment unit.



Z-7075

35 VAN WINKLE ST.

DORCHESTER

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84 Z-7076-7077
 Postponed to 8/28/84 The Badminton and Tennis Club
 The Mews Limited Partnership (prospective purchaser)
 52 Hemenway Street and 120 Norway Street, Boston

One-story and four-story structures

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: subdivide; legalize occupancies: tennis club and 21 apartments;
 erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Open space, side yard, setback of parapet, and off-street loading bay are insufficient.

The Badminton and Tennis Club proposes to sell the stable section of the structure, which will then be rehabilitated for 21 market-rate housing units. First-floor parking will accommodate 14 cars. Recommend approval with proviso.

VOTED: In reference to petitions Z-7076-7077, The Badminton and Tennis Club, 52 Hemenway and 120 Norway Streets, Boston, for seven variances to subdivide and to legalize occupancy for tennis club and 21 apartments and erect one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. The Badminton and Tennis Club proposes to sell the stable section of the structure, which will then be rehabilitated for market-rate housing units. First-floor parking will accommodate fourteen cars.



Z-7076-7077

52 HEMENWAY & 120 NORWAY STS. BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84

Z-7078
John H. Terry
161 Bigelow Street, Brighton
near Dunboy Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and side yards are insufficient.

No record of legal occupancy. Proposal is compatible with existing one- and two-family dwellings. No objections. Recommend approval.

VOTED: In reference to petition Z-7078, John H. Terry, 161 Bigelow Street, Brighton, for a forbidden use and two variances to legalize occupancy for two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Proposal is compatible with existing one- and two-family dwellings. There are no parking problems on street.

TOWN OF WATERTOWN
CITY OF BOSTON

FOUNDATION

FOUNDATION

TURNPIKE

BRIGHTON

161 BIGELOW ST.
Z-7078

SETTS

LBANY

CHARLESVIEW ST

BIGELOW CIR

BIGELOW

GERMISH

STREET

WOODMONT ST

HOBART

HARDWICK

DURLAND STREET

COURT

DUNBOY

STREET

FANEUIL CONGREG CHURCH

FLORENCE CRITCHFORD HOSPITAL

UPCREST

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7115
Francis R. Cavalieri
11 Curtis Street, East Boston
near Saratoga Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to rug sales and storage structure.

Violation(s):

Extension of nonconforming use.

Lot area, side and rear yards, and off-street parking are insufficient.

Petitioner has operated business at this location for 24 years. Addition will provide space for storage, display, and sales of rugs and other floor coverings. Recommend approval with proviso.

VOTED: In reference to petition Z-7115, Francis R. Cavalieri, 11 Curtis Street, East Boston, for extension of a non-conforming use and four variances to erect a one-story addition to a rug storage and sales structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-7115 11 CURTIS ST. EAST BOSTON

CEMETERY

ALBANY METROPOLITAN TRANSIT AUTHORITY

PIPELINE
ENTRY NO.

GRACE CHURCH

MOORE

WILLIAM

STREET

STREET

STREET

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PIPELINE
ENTRY NO.

MOORE

WILLIAM

STREET

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Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7120

Levin Family Trust

91-95 Summer Street, Boston
near Kingston Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: change occupancy from stores and offices to restaurant and offices.

Violation(s):

Take-out restaurant is conditional use.

General office-commercial area. Burger King restaurant will have a seating capacity for 110 persons. Recommend approval with provisos.

VOTED: In reference to petition Z-7120, Levin Family Trust, 91-95 Summer Street, Boston, for conditional use for change of occupancy from stores and offices to restaurant and offices in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans, inclusive of colors, lighting, and signage, be submitted to the Authority for design review approval; that operator's excess trash removal plan be submitted to the Authority for approval. Plan could include placement and emptying of on-street receptacles and/or contribution toward City maintenance of the restaurant area, either in kind or monetary.



Z-7120 91-95 SUMMER ST. BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/7/84
Postponed to 9/18/84

Z-7141-7149
Mass. Urban Reinvestment
19-23 Bellevue Street and 2-12 Stanley
Street, Dorchester

Vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Subdivide; erect nine one-family dwellings for persons of
low income.

Violation(s):

Lot area, open space, and front, side, and rear yards are insufficient.

Floor area ratio is excessive.

Site is formerly City of Boston tax-foreclosed property. Development will
provide much needed affordable housing for community residents. Recommend
approval with proviso.

VOTED: In reference to petitions Z-7141-7149, Mass. Urban
Reinvestment, 19-23 Bellevue Street and 2-12 Stanley
Street, Dorchester, for thirty-five variances to
erect nine one-family dwellings for low income per-
sons in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval with the
following proviso: that plans be submitted to the
Authority for design review approval. Site is for-
merly City of Boston tax-foreclosed property.
Development will provide much needed affordable
housing for community residents.



Z-7141-49

19-23 BELLEVUE ST. & 2-12 STANLEY ST.

DORCHESTER

Board of Appeal Referrals 8/9/84

Hearing: 7/31/84

Z-7151
James Crowe
60 G Street, South Boston
near East Fifth Street

2½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling; erect deck on second-floor level.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and rear yard are not provided.

Deck, which has been constructed, impairs sunlight to and view from immediate abutter's property. Recommend denial.

VOTED: In reference to petition Z-7151, James Crowe, 60 G Street, South Boston, for forbidden use and three bariances to legalize occupancy for two-family dwelling and erect second-floor deck in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Deck, which has been constructed, impairs sunlight to and view from immediate abutter's property.



EAST

EAST

FOURTH

EAST

EAST

EAST

2-715T 60 G ST. SOUTH BOSTON

BROADWAY

STREET

EMERSON

H STREET PL

SILVER

STREET

EAST

LINDEN STREET

PACIFIC STREET

ATLANTIC STREET

NATIONAL STREET

THOMAS

TELEGRAPH HILL

PARK

SOUTH BOSTON HIGH SCHOOL

PARK

THOMAS

STREET 58-99

COVINGTON

JASON TER

COLEBROOK STREET

WINDFIELD STREET

SANGER STREET

MASS 2-30

HAMLIN

DOUGLAS

STR

STR

THOMAS N. HART GRAMMER SCHOOL

BENJAMIN DEAN SCHOOL

SOUTH BOSTON MUNICIPAL BUILDING

NEW ENGLAND TELEPHONE COMPANY

ST GEORGE ALBANIAN ORTHODOX CATHEDRAL